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CITY OF WARWICK

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POSTED: February 3, 2017

Meeting Notice City of Warwick Planning Board

Date: Wednesday, February 8, 2017

Time: 6:00 p.m.

Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken:

Review and approval of the June 2016 meeting minutes.

Review and approval of the October 2016 meeting minutes.

Review and approval of the January 2017 meeting minutes.

Public Hearing Major Subdivision/Pontiac Mills 334 Knight Street Master Plan/Preliminary

Applicant:	Union Mills LLC
Property Owners:	Union Mills LLC and BT Hotel Warwick LLC
Location:	334 Knight Street
Assessor's Plat:	274
Assessor's Lot:	204
Zoning District:	Office, Planned Unit Development Overlay, PCO-73-2000
Land Area:	15.22+/- acres
Number of existing lots:	1
Number of proposed lots:	2
Engineer:	Crossman Engineering
Ward:	8

Background

The Applicant is requesting combined Master Plan/Preliminary Approval of a Major Subdivision, pursuant to Section 5.3.5 of the City's Development Review Regulations. The Applicant is proposing to subdivide one (1) 15.22 +/- acre lot, to create two (2) new lots, Parcel B, a 9.89 +/- acre lot with the existing buildings of the Pontiac Mill, and Parcel A, an abutting 5.33 +/- acre lot, previously occupied by the former landfill on the site. The Developer is proposing to separate this area from the area of proposed residential and commercial use. The Pontiac Mills redevelopment project includes capping the former landfill; the Developer has coordinated this work with the Rhode Island Department of Environmental Management (RIDEM).

The entire parcel is zoned Office, with a Planned Unit Overlay, and with a Major Land Development/Redevelopment Plan previously approved by the Planning Board. The proposed subdivision does not require the construction of a new roadway, or any other physical improvements that would require approval from State Agencies. The new parcel will remain under the ownership of Union Mill, LLC.

As recommended in the 1990 Comprehensive Plan process, Pontiac Village became a local historic district in 1995. The Pontiac Mill, itself, is listed on the National Register of Historic Places. Once home to prosperous textile industries, the area is home to the mill and associated housing structures, of which the majority of houses remain occupied.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part II, Chapter 6 Historic and Cultural Resources, which includes as a goal that the City's historic resources, including structures, natural features, and character areas, shall be protected and preserved, and to promote adaptive reuse of historic buildings; and concludes that residents' and visitors' experience of Warwick is enhanced by a sense of the City's history.
And, Chapter 7, Housing and Neighborhoods, which includes as a goal to have a wide range of housing choices to meet the diverse needs of households at all income levels and all stages of life.
And, Part VI, Chapter 12 Future Land Use, which states that when asked what kind of development they would like to see more of in the City, most comprehensive plan survey respondents indicated commercial/residential mixed use and neighborhood retail.
2. That the project is located at the Pontiac Mills which fronts on Knight Street, and is identified as Assessor's Plat: 274 Assessor's Lot: 204. The site is bordered on the south by the Pawtuxet River, to the north by residential areas, to the west by Route 5 and commercial businesses, and to the east by industrial uses.

3. That the site is partially located within the FEMA 100 year flood zone (Zone AE), and contains freshwater wetlands that border the Pawtuxet River.
4. That the edges of the freshwater wetlands were reviewed by RIDEM under Application No. 02-0185.
5. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance, having received approval from the Warwick City Council for a Zone Change, PCO-73-2000, dated December 19, 2000, to Office (O) with a Planned Unit Development (PUD) Overlay.
6. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
7. That parcel possesses adequate access to Knight Street, a public street.
8. That public water and sewers are available for the parcel.
9. That there are no indications of negative environmental impacts from the proposed subdivision, the project is permitted under RI DEM Application No. 02-0185.
10. That the redevelopment project is a Phased Project; with a Phase 1 approved by the Planning Board on June 3, 2005; and Phase 2 approved by the Planning Board on November 27, 2007.
11. That the approved redevelopment plan includes the demolition of Buildings 12, 29, 31 and 32.

Planning Department Recommendations

Planning Department recommendation is to grant combined Master Plan/Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island". All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. That, prior to Final Approval, the Applicant shall submit written descriptions for both of the newly created parcels, Parcel A and Parcel B.
3. That buildings encroaching on the proposed side property line (Buildings 12 and 31) shall be demolished prior to recording the Final subdivision plan. The Applicant may also post a bond for said demolition, which shall remain in effect until the demolition is verified by

the Building Official. The bond amount shall be determined by the Building Official, and it shall be posted prior to the recording of the Final subdivision plan.

4. That, the Property Owner shall record the subdivision plan as per The City of Warwick's Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
5. That any further development of the parcel, or substantial change to the existing approvals, shall be reviewed by the Planning Board in accordance with the City's Development Review Regulations.

Public Hearing
Major Land Development/Subdivision/Zone Change, with waivers
Kilvert Street Solar Park
Preliminary

Applicant:	Southern Sky Renewable Energy RI LLC
Property Owners:	Whipple Metcalf & Barnes LLC
Location:	Kilvert Street
Assessor's Plat:	278
Assessor's Lot:	146
Number of Lots:	1
Number of Proposed Lots:	2
	Proposed Lot A - 23.04 +/- acres
	Proposed Lot B - 13.40 +/- acres
Zoning District:	City Council zone change PCO-32-16, dated 11-22-16 General Industrial; proposed Lot A, with authorization for (Special Use Permit) <u>Use Code 608. Electric Power Plant</u> (limited to the solar generation of power), with a waiver <u>Warwick Zoning Ordinance Section 504</u> for less than required wetland setback; and proposed to be Lot B, designated as a <u>Lot Not for Development</u> .
Land Area:	36.44+/-acres
Engineer:	Pare Corporation
Ward:	3

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the development of a 4.7+/- MW solar park for the generation of electric power, with approximately 68 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. The proposal received Master Plan Approval at the July 27, 2016 meeting of the Planning Board and received City Council approval for a zone change (PCO-32-16, dated 11-22-16) to modify the existing zoning on the site to allow for Use Code 608. Electric Power Plant, for solar generation of electric power use only and dimensional waivers from Warwick Zoning Ordinance Section 504 for less than required wetland setback.

The Applicant is proposing to subdivide one (1) existing, 36.44+/- acre parcel into two (2) new lots, one (1) 23.04 +/- acre lot to provide for the development of a solar park, and one 13.40 +/- acre lot to be designated as a "Lot Not for Development." The site is located on the south side of Kilvert Street, and is bounded by industrial properties to the east, the T.F. Green Airport Connector to the south, an undeveloped lot to the west, and general industrial properties to the north. The project site is currently undeveloped. However, the site is located at the former Leviton Manufacturing facility and it is evident that most of the site has had multiple land disturbance activities. A recorded conservation easement exists within the property where said land was used as a depository for solid waste associated with remediation of the site. A number of lagoons existed that were previously excavated during site remediation activities, creating surface depressions that collect surface water during storm events. The parcel is zoned General Industrial (GI).

Access to the development will be provided by one (1), gravel driveway that extends from Kilvert Street to a turn-around at the southern edge of the parcel. The proposed gravel drive is twelve feet (12') wide. The site will be accessed for routine maintenance approximately twice a year, and in case of emergency.

The output of the Kilvert Street solar array is projected to be 8,360,200 kWh per year, which equates to 11,202,668 +/- pounds of carbon eliminated annually. At the July 18, 2016 meeting, the Warwick City Council approved PCR-80-16, a resolution authorizing a net metering agreement, and which states that "the City of Warwick recognizes the benefits of renewable energy and wishes to increase the presence of renewable energy projects with the development of solar energy projects in Warwick."

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part V, Sustainable Systems which calls for regulations to support renewable energy installations; and to choose sustainable materials, methods and practices, when possible.

That Part V, Sustainable Systems, states that "access to affordable, clean energy is critical to the City and its residents. Energy use, cost and conservation are integrally tied to many of the traditional elements of the Comprehensive Plan, including housing, transportation, economic development, community services, and natural resources...Energy conservation and efficiency are cost effective and reduce air pollution and negative impacts on other natural resources. Techniques for promoting energy demand reduction and efficiency include....the use of renewable and alternative energy sources."

That Goal 1, of Part V, Sustainable Systems states that the City shall implement practices to conserve energy and use renewable energy.

2. That the subject parcel fronts on Kilvert Street, and is identified as Assessor's Plat: 278 Assessor's Lot: 146. The development area is zoned General Industrial (GI), and consists of 36.44 +/- acres.
3. That Use Code 608. Electric Power Plant, requires a Special Use Permit (SUP) in a General Industrial (GI) zone.
4. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council approval, Zone Change PCO-32-16, dated 11-22-16, for an Electric Power Plant for the solar generation of electricity, in a General Industrial zone, and a waiver from Warwick Zoning Ordinance, Section 504 for less-than-required wetland setback.
5. That the proposal received Master Plan Approval at the July 27, 2016 meeting of the Planning Board.
6. That the parcel is currently undeveloped. The site is located on the south side of Kilvert Street and is bounded by industrial properties to the east, the T.F. Green Airport Connector to the south, an undeveloped lot to the west, and general industrial properties to the north.
7. That the development of Parcel A will not result in the creation of a lot with such physical constraints to development that building on that lot according to pertinent regulations and building standards would be impracticable; Parcel B will be designated as a "Lot Not for Development."
8. That there are no indications of significant negative environmental impacts from the proposed development; the project has received an Insignificant Alteration Permit, Application No. 16-0228 from the DEM Office of Water Resources.
9. That the site was formerly part of the Leviton Manufacturing Company, and as such, there is a Remedial Action Work Plan in place; the project has received a Remedial Approval Letter, File No. SR-35-1817 from the DEM Office of Waste Management (OWM).
10. That there is a recorded conservation easement within the parcel where said land was used as a depository for solid waste associated with remediation of the site.
11. That the proposed development possesses access to a public street, Kilvert Street.
12. That water is available to the site should the applicant decide to add this utility.
13. That there are no sewers associated with the proposed site, and currently no sewer service available. There is no sewer access proposed or required for this use.

14. That there is an existing, recorded (Book 341, Page 13), forty (40') foot wide sewer easement bisecting the parcel north to south.
15. That there is an existing 150' transmission easement with overhead transmission lines, bisecting the site southwest to northeast.
16. That there are no known existing public water or gas utilities located within the parcel.
17. That the proposal has received from the Federal Aviation Administration (FAA), a Determination of No Hazard to Air Navigation, Aeronautical Study No. 2016-ANE-2516-OE, dated June 28, 2016.
18. That the Rhode Island Airport Corporation has reviewed the Glare Study Technical Memorandum, prepared by Barrett Energy Resources Group (BERG), dated October 12, 2016, and found no adverse impacts to the TF Green Airport operation.

Planning Department Recommendations

Planning Department recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island". All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. That, as part of the Final Approval, the Property Owner shall record a subdivision as per The City of Warwick's Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
3. That a Soil Erosion and Sediment Control Permit shall be obtained from the Building Department prior to the commencement of any work on-site; soil erosion and sediment control measures must be properly maintained throughout construction.
4. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans. In addition, the Project Engineer shall prepare an as-built plan of the system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.
5. That the Property Owner shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System; the Property Owner shall be responsible for the long-term maintenance and operation of the Stormwater Management System and shall submit an annual report detailing all inspections and maintenance performed on the System to the Department of Public Works.

6. That the Final Plan shall indicate the proposed relocation of the storm sewer and this relocation shall be completed prior to the commencement of any other work.
7. That the gravel access drive shall be constructed in a manner that will not impact the structural integrity of the Warwick Sewer Authority's (WSA) sewer pipe, and be able to support large trucks and sewer maintenance equipment.
8. That the sewer manholes shall remain intact, and there shall be clear, unimpeded access for routine and emergency WSA Operation and Maintenance (O & M) equipment.
9. That the Applicant shall have a pre and post construction CCTV inspection conducted of WSA's sewer line within the limit of the work and provide the WSA with video copies of said inspections.
10. That a 15' wide access gate shall be installed at the Kilvert Street end of the proposed gravel access drive for WSA use.
11. That the Applicant shall comply with all DEM stipulations as set forth by the Office of Water Resources, Application No. 16-0228 and Office of Waste Management, File No. SR-35-1817. (Letters attached.)
12. That the Landscape Plan shall be subject to Final approval by the Administrative Officer.
13. That the solar park shall be maintained on a regular basis by the owner/operator and shall be cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting, structural repairs and maintaining the integrity of fencing. The equipment shall be maintained in good repair and working order. Malfunctioning or inoperable equipment shall be removed from the property immediately and disposed of in accordance with all applicable federal, state, and local regulations.
14. That a sign shall be posted on the facility and shall display the name of the owner and/or operator of the facility and provide a twenty-four (24) hour emergency contact number.
15. That the solar park shall not be used for displaying any advertising.
16. That, as determined in the Glare Study Technical Memorandum prepared by Barrett Energy Resource Group (BERG), dated October 12, 2016, controllers in the Air Traffic Control Tower will not be subject to glare for a ten (10) minute period at 6 pm, between mid-April and the end of August, because of the presence of the large building located on Assessor' Plat 278, Assessor's Lot 143, 815 Jefferson Boulevard. If this building (Dean Warehousing) is removed or altered in the future, the Applicant/Owner of the solar park shall contact the Rhode Island Airport Corporation to address remediation of potential glare issues thereby created.
17. That prior to Final Approval the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, concerning the means and methods planned

to minimize or avoid off-premises impacts. Said report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.

18. That the clearing of natural vegetation shall be strictly limited to what is necessary for the construction, optimal operation, and maintenance of the solar park.
19. That at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six (6) months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a minimum, decommissioning shall consist of: removal of all solar park related structures, equipment, security barriers, and transmission lines from the site; disposal of all solid and hazardous waste in accordance with applicable disposal regulations; and stabilization and revegetation of the site as necessary to prevent erosion and restore the natural habitat.
20. That, prior to Final recording, the Applicant shall post a bond, in an amount to be determined by the Administrative Officer, to provide a guarantee that the facility will be promptly removed after it reaches the end of its useful life. This bond shall not expire without written approval from the Administrative Officer or Building Official.

Public Hearing
Major Land Development Subdivision/Zone Change with Waivers
West Shore Road Solar Park
Preliminary

Applicant:	Southern Sky Renewable Energy RI LLC
Property Owners:	Raymond T. Mancini
Location:	West Shore Road, Valley Avenue, Bingham Street (and abutting Brett Court)
Assessor's Plat:	346
Assessor's Lots:	23, 38 and 39
Zoning:	City Council zone change PCO-33-16, dated 11-22-16 Residential A-7; with waivers for <u>Use Code 608. Electric Power Plant</u> (for solar generation of power), and dimensional waivers from <u>Warwick Zoning Ordinance Section 504</u> for less-than-required wetland setback, Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less-than-required landscape buffer.
Land Area:	10.57+/-acres
Number of existing lots:	3
Number of proposed lots:	1
Engineer:	Pare Corporation
Ward:	7

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the development of a .8+/- MW solar park for the generation of electric power, with approximately 46 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. This proposal received Master Plan Approval at the July 27, 2016 of the Planning Board, and also received City Council Approval, Zone Change, (PCO-33-16, dated 11-22-16) to modify the existing zoning on the site to allow for Use Code 608. Electric Power Plant, for solar generation of electric power use only, and dimensional waivers from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback; Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street); and Section 505.1 for less-than-required landscape buffer.

The proposed development is sited on three (3) Assessor's Lots, with a combined area of approximately 10.57+/- acres. The Applicant is proposing to merge the three (3) existing lots, to create one (1) Lot for the development. The site is located on the north side of West Shore Road and is bound by the Amtrak Rail line to the west, residential properties to the east, and commercial properties to the south. The project site is currently undeveloped, with topography that descends toward a wetlands area and a stream that bisects the property (east/west) and flows off-site through a culvert under West Shore Road to the south. The parcel is within a Residential A-7 zone.

Access to the development will be provided by two (2), gravel driveways that extend from two (2) exiting curb cuts on West Shore Road. The proposed gravel drives are twelve feet (12') wide to minimize disturbance within the perimeter wetland areas, while providing sufficient access for maintenance vehicles and fire apparatus. The site will be accessed for routine maintenance approximately twice a year, and in case of emergency.

The output of the West Shore Road solar array is projected to be 1,335,470 kWh per year, which equates to 1,789,530 +/- pounds of carbon eliminated annually. At the July 18, 2016 meeting, the Warwick City Council approved PCR-80-16, a resolution authorizing a net metering agreement, and which states that "the City of Warwick recognizes the benefits of renewable energy and wishes to increase the presence of renewable energy projects with the development of solar energy projects in Warwick."

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part V, Sustainable Systems which calls for regulations to support renewable energy installations; and to choose sustainable materials, methods and practices, when possible.

That Part V, Sustainable Systems, states that “*access to affordable, clean energy is critical to the City and its residents. Energy use, cost and conservation are integrally tied to many of the traditional elements of the Comprehensive Plan, including housing, transportation, economic development, community services, and natural resources...Energy conservation and efficiency are cost effective and reduce air pollution and negative impacts on other natural resources. Techniques for promoting energy demand reduction and efficiency include...the use of renewable and alternative energy sources.*”

That Goal 1, of Part V, Sustainable Systems states that the City shall implement practices to conserve energy and use renewable energy.

2. That the subject parcel fronts on West Shore Road, and on the unimproved portions of Valley Avenue, and Bingham Street, and is identified as Assessor's Plat: 346 Assessor's Lots: 23, 38 and 39. The development area is zoned Residential A-7.
3. That Use Code 608. Electric Power Plant, is not an allowable use within a Residential zone.
4. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council approval, zone change PCO-33-16, dated 11-22-16, for an electric power plant for the solar generation of electricity, in a residential zone; and waives from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback, Section 300, Table 2A for less- than-required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less-than-required landscape buffer along the frontage of the unimproved streets, Valley Avenue and Bingham Street.
5. That the proposal received Master Plan Approval at the July 27, 2016 meeting of the Planning Board.
6. That the parcel is currently undeveloped. The site is located on the north side of West Shore Road and is bounded by the Amtrak Rail line to the west, residential properties to the east, and commercial properties to the south.
7. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
8. That the plan has received an Insignificant Alteration - Permit (Application No. 16-0229, from the Rhode Island Department of Environmental Management (RIDEM), indicating no significant negative environmental impacts from the proposed development.
9. That the proposed development possesses access to a public street, West Shore Road. The Applicant is proposing to utilize two (2) existing curb cuts for ingress/egress.

10. That water is available to the site should the applicant decide to add this utility.
11. That there are no sewers associated with the proposed site, and currently no sewer service available. There is no sewer access proposed or required for this use.
12. That the Applicant has consulted with Public Archaeology Lab (PAL) regarding survey work previously conducted in the vicinity of the site, as per the recommendation of Rhode Island Historic Preservation and Heritage Commission (RIHP&HC), and has incorporated PAL's recommendation into the development.
13. That the Rhode Island Airport Corporation has reviewed the Glare Study Technical Memorandum, prepared by Barrett Energy Resources Group (BERG), and found no adverse impacts to the TF Green Airport operation.
14. That AMTRAK has reviewed the proposal and has no exception to the proposed solar facility located adjacent to the Northeast Rail Corridor.
15. That the Applicant has submitted a pre-construction Noise Study, prepared by Sage Environmental, dated December 8, 2016 indicating that there will be no exceedances of 55 decibels (dBs) at any property boundaries on the eastern option of the site; and that shall be no exceedances of 3dBs at any property boundary in the eastern portion of the site.

Planning Department Recommendations

Planning Department recommendation is to grant Preliminary approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island". All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. That, prior to Final Approval, the Property Owner shall merge Assessor's Plat 346, Assessor's Lots 23, 38 and 39, and record a subdivision as per The City of Warwick's Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
3. That a Soil Erosion and Sediment Control Permit shall be obtained from the Building Department prior to the commencement of any work on-site; soil erosion and sediment control measures must be properly maintained throughout construction.
4. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans. In addition, the Project Engineer shall prepare an as-built plan of the system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.

5. That the Property Owner shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System; the Property Owner shall be responsible for the long-term maintenance and operation of the Stormwater Management System and shall submit an annual report detailing all inspections and maintenance performed on the System to the Department of Public Works.
6. That the Applicant is responsible to fund and submit a *noise study*, conducted by an environmental professional, measuring the post construction as-built conditions that illustrate adherence with the stipulation that “the solar farm shall maintain a noise level at or below 55dB and there shall be no greater than a 3dB change in amplitude measured along the entire eastern property line which abuts the existing residential properties (Valley Avenue, Brett Court, West Shore Road, and Bingham Street)”. Said study shall be submitted to the Building Inspector and Administrative Officer to the Planning Board within 90 days of the solar park becoming operational.
7. That the Landscape Plan shall be subject to Final Approval by the Administrative Officer.
8. That the solar park shall be maintained on a regular basis by the owner/operator and shall be cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting, structural repairs and maintaining the integrity of fencing. The equipment shall be maintained in good repair and working order. Malfunctioning or inoperable equipment shall be removed from the property immediately and disposed of in accordance with all applicable federal, state, and local regulations.
9. That a sign shall be posted on the facility and shall display the name of the owner and or operator of the facility and provide a twenty-four (24) hour emergency contact number.
10. That the solar park shall not be used for displaying any advertising.
11. That, prior to Final Approval, the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, including key features of the inverters (overall size, height and noise level which shall be limited to 55 dBs.) In addition to addressing noise concerns, the report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.
12. That the clearing of natural vegetation shall be strictly limited to what is necessary for the construction, optimal operation, and maintenance of the solar park.
13. That, at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a minimum, decommissioning shall consist of, removal of all solar park related structures, equipment, security barriers, and transmission lines from the site; disposal of all solid and hazardous waste in accordance with

applicable disposal regulations; and stabilization and revegetation of the site as necessary to prevent erosion and restore the natural habitat.

14. That, prior to Final recording, the Applicant shall post a bond, in an amount to be determined by the Administrative Officer, to provide a guarantee that the facility will be promptly removed after it reaches the end of its useful life. This bond shall not expire without written authorization from the Administrative Officer or the Building Official.

Annual Election of Officers

Election of Planning Board Chairman, Vice-Chairman, and Secretary

Actions by the Administrative Officer
Final Record Plat

<u>Plat</u>	<u>Lot</u>	<u>Plat Title</u>
357	34	Wyndsor Way
263	60	669 Bald Hill Plaza

Actions by the Administrative Officer
Administrative Subdivisions

<u>Plat</u>	<u>Lot</u>	<u>Plat Title</u>
365	88, 217 & 218	Chase Plat
294	201 & 202	Cushing Road Plat
367	300, 301, 302, 310, & 311	Edgewater Beach RePlat
374	3, 4, & 85	Curhan Plat
292	512 & 447	Sekelsky Plat
335	170 & 174	Shuster Plat

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.